

1 Level 1 Floor Plan

1/16" = 1'-0"

STATISTICS LEGEND			
SPACE NAME	ROOM #	AREA	Level
TOTAL GROSS AREA	---	50,040 SF	SF
WAITING AREA	100	242 SF	Level 1
WOMEN'S RR	101	56 SF	Level 1
MEN'S RR	102	56 SF	Level 1
OFFICE	103	212 SF	Level 1
ADMIN.	104	101 SF	Level 1
MAIL ROOM	105	470 SF	Level 1
OPEN OFFICE AREA	106	773 SF	Level 1
OPEN OFFICE AREA	107	1,894 SF	Level 1
MEETING ROOM	108	422 SF	Level 1
UTILITY RM.	109	78 SF	Level 1
WOMEN'S RR	110	107 SF	Level 1
MEN'S RR	111	107 SF	Level 1
OPEN OFFICE AREA	112	7,294 SF	Level 1
OFFICE	113	324 SF	Level 1
PRINT AREA	114	61 SF	Level 1
OPEN OFFICE AREA	115	1,383 SF	Level 1
OFFICE	116	231 SF	Level 1
OFFICE	117	258 SF	Level 1
MEETING ROOM	118	345 SF	Level 1
PLAN ROOM	119	259 SF	Level 1
SUPPLY	120	36 SF	Level 1
OPEN OFFICE AREA	121	4,486 SF	Level 1
PRINT ROOM	122	149 SF	Level 1
JAN.	123	39 SF	Level 1
OFFICE	124	128 SF	Level 1
WAITING AREA	125	243 SF	Level 1
WOMEN'S RR	126	121 SF	Level 1
MEN'S RR	127	121 SF	Level 1
BREAK AREA	128	260 SF	Level 1
OFFICE	129	132 SF	Level 1
OFFICE	130	132 SF	Level 1
OFFICE	131	132 SF	Level 1
OFFICE	132	132 SF	Level 1
OFFICE	133	170 SF	Level 1
OFFICE	134	132 SF	Level 1

STATISTICS LEGEND			
SPACE NAME	ROOM #	AREA	Level
OFFICE	135	132 SF	Level 1
MEETING ROOM 1	136	573 SF	Level 1
MEETING ROOM 2	137	328 SF	Level 1
MEETING ROOM 3	138	328 SF	Level 1
PLAN ROOM	139	328 SF	Level 1
OFFICE	140	143 SF	Level 1
OFFICE	141	179 SF	Level 1
OFFICE	142	204 SF	Level 1
OFFICE	143	133 SF	Level 1
OPEN OFFICE AREA	144	2,761 SF	Level 1
BREAK AREA	145	1,179 SF	Level 1
OFFICE	146	219 SF	Level 1
OFFICE	147	176 SF	Level 1
OFFICE	148	170 SF	Level 1
PRINT AREA	149	120 SF	Level 1
OFFICE	150	278 SF	Level 1
IT/DATA	151	141 SF	Level 1
OPEN OFFICE AREA	152	5,837 SF	Level 1
OPEN OFFICE AREA	153	4,358 SF	Level 1
OFFICE	154	264 SF	Level 1
CONFERENCE ROOM #1	155	290 SF	Level 1
CONFERENCE ROOM #2	156	289 SF	Level 1
CONFERENCE ROOM #3	157	280 SF	Level 1
CONFERENCE ROOM #4	158	280 SF	Level 1
CONFERENCE ROOM #5	159	280 SF	Level 1
CONFERENCE ROOM #6	160	280 SF	Level 1
CONFERENCE ROOM #7	161	247 SF	Level 1
CONFERENCE ROOM #8	162	247 SF	Level 1
LARGE CONFERENCE ROOM	163	2,306 SF	Level 1
CONFERENCE ROOM #9	164	1,306 SF	Level 1
OFFICE	165	218 SF	Level 1
PLAN REVIEW	166	420 SF	Level 1
WOMEN'S RR	167	67 SF	Level 1
MEN'S RR	168	66 SF	Level 1
PRINT AREA	169	95 SF	Level 1

Building information:

Occupancy classification:	B
Construction type:	V-B
Sprinklered?	Yes - NFPA 13
Proposed number of stories:	1

	Building perimeter lengths (ft)	Distance to property line or to far side of R.O.W. (ft)
facing north:	417.0	30.0
facing east:	120.0	30.0
facing south:	417.0	30.0
facing west:	120.0	30.0

Code version: 2015 IBC

Allowable Areas and Heights:

Allowable area per floor:	42750 sq.ft.
Total allowable area:	42750 sq.ft.
Maximum allowable height:	60 ft.
Maximum allowable stories:	3

Notes:

1. Tabular per floor area limit per Chapter 5 = 9000 sq.ft.
2. Allow height = 60 ft; allow stories = 3
   Group R and NFPA 13R? No
   NFPA 13 sprinklers? Yes
   I-2 with Type IIB, III, IV, or V? No
   H1, H2, H3, or H5? No
3. Compute area increase due to frontage: frontage coefficient, If = 0.75
   perimeter, P = 1074 ft
   'frontage' perimeter, F = 1074 ft
   weighted average distance from 'F' = 30 ft per Sec 506.2.1 width limit exception
4. Compute allowable per story area, Aa = At +(NS x If) = 42750 sq.ft.
5. Maximum allowable area = Aa x 1 = 42750 sq.ft.
6. Maximum number of stories for group R with NFPA 13R sprinklers, per Sec. 903.3.1.2.This criteria is not met, so story limit = 3
7. The revised allowable height is 60 ft.

Check requirements (0 = no problem; 1 = no good): total number of problems = 0

1. Proposed number of stories <= allowable number of stories.
2. Proposed number of stories is positive integer.
3. Sprinkler type NFPA 13R can only be used with group R or I-1 occupancies; check again using NFPA 13 sprinklers, or using no sprinklers.
4. Building perimeter lengths and distances cannot be negative.
5. Values for both building perimeter and distance must be entered
6. Using NFPA 13 sprinklers to substitute for 1-hr rating per note?
7. Using NFPA 13 sprinklers to substitute for 1-hr rating per note?
8. Combination of occupancy and construction type not permitted in Table 503

Warnings:

1. NFPA 13D sprinklers may be installed in 1-2 family dwellings per Sec. 903.3.1.3
2. Unlimited area possible with yards of 40+ ft around 75% of building, per Sec 507.5 (not calculated here)
3. Unlimited area possible with 1-story, A-3 (some restrictions), Type II, NFPA 13 sprinklers, 60 ft yards, per 507.6 (not calculated here)
4. Sprinklers required with group A, E, F-1, H, I, M, and S occupancies per Sections 903.2.1 - 903.2.9 as well as in other conditions.

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70 UNIT OFFICE COMPLEX
BLOK MODULAR CONSTRUCTORS, INC.
CUSTOM OFFICE SOLUTION

REV	DATE	DESCRIPTION

DRAWN BY: BLOK
DATE: 06/23/20

FLOOR PLAN

A-101

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